067.A	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	620,900 / 620,900
					USE VALUE:	620,900 / 620,900
					ASSESSED:	620,900 / 620,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
155		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOZINA MICHAEL J & ENGJELLUSHE
Owner 2:	
Owner 3:	
Street 1:	155 SUMMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MADHERE MARIE N -
Owner 2:	-
Street 1:	155 SUMMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,341 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Vinyl Exterior and 1613 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6341.000	236,500		384,400	620,900
Total Card	0.146	236,500		384,400	620,900
Total Parcel	0.146	236,500		384,400	620,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.98 | /Parcel: 384.9

Legal Description

User Acct

128490

GIS Ref

GIS Ref

Insp Date

03/22/19

Entered Lot Size

Total Land:

Land Unit Type:

!5779!

PREVIOUS ASSESSMENT

Parcel ID 067.A-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	236,500	0	6,341.	384,400	620,900	620,900	Year End Roll	12/18/2019
2019	101	FV	225,300	0	6,341.	384,400	609,700	609,700	Year End Roll	1/3/2019
2018	101	FV	225,300	0	6,341.	258,100	483,400	483,400	Year End Roll	12/20/2017
2017	101	FV	225,300	0	6,341.	247,100	472,400	472,400	Year End Roll	1/3/2017
2016	101	FV	225,300	0	6,341.	225,200	450,500	450,500	Year End	1/4/2016
2015	101	FV	212,700	0	6,341.	181,200	393,900	393,900	Year End Roll	12/11/2014
2014	101	FV	212,700	0	6,341.	162,000	374,700	374,700	Year End Roll	12/16/2013
2013	101	FV	212,700	0	6,341.	153,800	366,500	366,500		12/13/2012

PRINT

Date	Time
12/10/20	20:37:15

LAST REV

Date	Time
11/12/20	14:47:00

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5779

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MADHERE MARIE N	71942-556	1	11/29/2018		642,500	No	No		
MADHERE PATRICK	57006-374		6/17/2011	Convenience	99	No	No		
BARIL YVES M/LA	48081-9		8/30/2006		431,000	No	No		
DESHLER RAYMOND	35160-275		3/26/2002		293,000	No	No		
DESHLER RAYMOND	22021-140		5/11/1992		1	No	No		A

USER DEFINED

Prior Id # 1:	128490
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/22/2020	1127	Siding	29,018	C				
8/25/2020	963	Re-Roof	9,760	C				
5/20/2019	676	New Wind	7,650	C				
10/7/2009	957	Re-Roof	9,598					
10/18/2002	904	Renovate	26,000					RENO ENTIRE BACK S

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2019	SQ Returned	JO	Jenny O
3/22/2019	Inspected	DGM	D Mann
10/2/2018	MEAS&NOTICE	CC	Chris C
2/9/2009	Meas/Inspect	189	PATRIOT
12/13/1999	Mailer Sent		
12/9/1999	Measured	163	PATRIOT
7/26/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6341		Sq. Ft.	Site		0	70.	0.87	11			Med. Tr	-10					384,446						384,400	

Total AC/HA: 0.14557 | Total SF/SM: 6341 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 384,446 | Spl Credit | Total: 384,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	3	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	98600
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	321316
Depreciation:	84827
Depreciated Total:	236489

COMMENTS

OF=2ND SINK & BIDET.

RESIDENTIAL GRID

1st Res Grid		Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	4	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

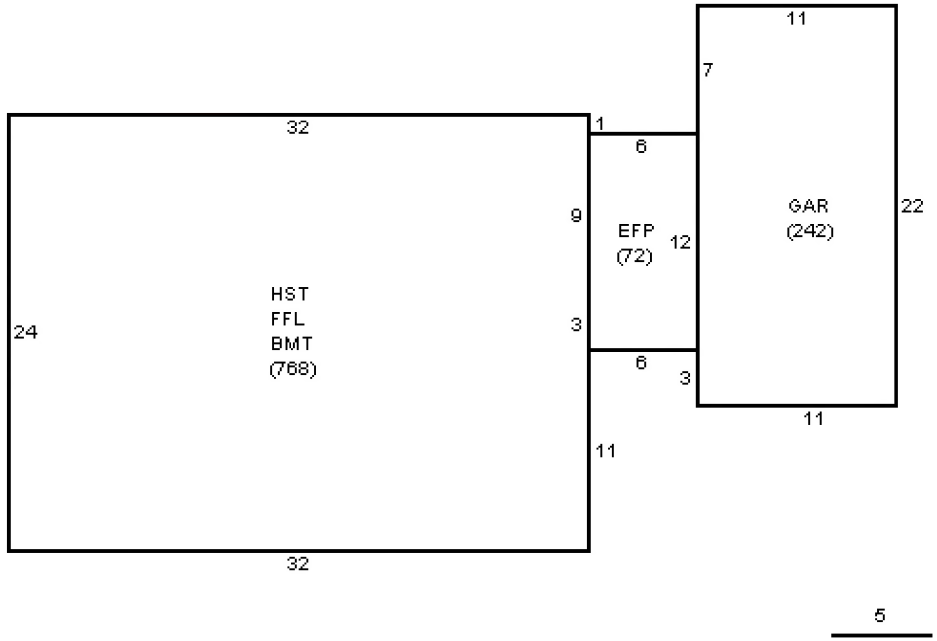
No Unit	RMS	BRS	FL
1	6	4	M
Totals			
1	6	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	105.86
Final Total:	236500	Val/Su SzAd	205.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	63.310	48,625
FFL	First Floor	768	141.740	108,853
HST	Half Story	384	141.740	54,427
GAR	Garage	242	25.330	6,129
EFP	Enclos Porch	72	65.030	4,682
	Net Sketched Area:	2,234	Total:	222,716
Size Ad	1152	Gross Are	2618	FinArea 1613

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.A-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: